

WAKE COUNTY, NC 65  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
11/21/2008 AT 09:49:43

BOOK:013306 PAGE:01250 - 01255

Instrument prepared by: Raleigh City Attorney's Office  
Brief description for Index: Capital Apartments  
Parcel Identifier: 1703797245  
Mail after recording to: City Planning Department  
PO Box 590, Raleigh NC 27602  
Attn: Martha Hobbs

STATE OF NORTH CAROLINA  
COUNTY OF WAKE


**AFFIDAVIT OF CORRECTION OF TYPOGRAPHICAL OR OTHER MINOR  
ERROR**  
[N.C.G.S. 47-36.1]

The undersigned Affiant, being first duly sworn, hereby swears or affirms that the Raleigh City Council Ordinance (1990) 553 adopted on 5/1/1990 and recorded in Deed Book 4708, Pages 0887-889, Wake County Registry, contained the following minor error:

The ordinance did not include a statement of the owner(s) of record of the subject property on the date of adoption of the ordinance. Affiant makes this Affidavit for the purpose of correcting the above-described instrument by noting the said property owners of record, to wit: **CGM Partners Ltd.**

Affiant is knowledgeable of the agreement and the intention of the parties in this regard. Affiant is employed as Planner II for the City of Raleigh Planning Department.

A copy of the original instrument is attached as Exhibit 1.

  
\_\_\_\_\_  
Affiant  
Martha Daniel Hobbs

State of North Carolina County of  
Wake

Signed and sworn to (or affirmed)  
before me, this the 4 day  
of November,  
2008

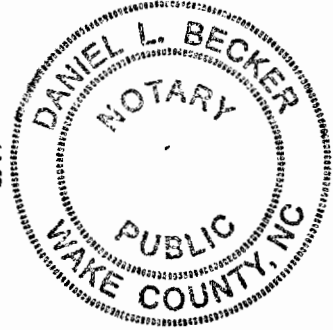
**My Commission Expires 7-6-2010**

My Commission Expires:

Daniel L. Becker

Notary Public  
Daniel L. Becker

(Affix  
Official/No  
tarial Seal)



BK 708 PG 0887



City Of Raleigh  
North Carolina

REGISTERED  
FOR  
REGISTRATION

90 MAY 23 AM 9:39

KENNETH D. WILLIAMS  
REGISTER OF DEEDS  
WAKE COUNTY

STATE OF NORTH CAROLINA)

COUNTY OF WAKE )

I, Gail G. Smith, City Clerk of the City of Raleigh, North Carolina, do hereby certify that the attached is a true and exact copy of Ordinance (1990) 553 adopted by the Raleigh City Council in their meeting held May 1, 1990, to be effective May 15, 1990.

IN WITNESS WHEREOF, I have hereunto set my hand and have caused the Seal of the City of Raleigh to be affixed this 18th day of May, 1990.

SEAL

*Gail G. Smith*

Gail G. Smith

City Clerk & Treasurer

EXHIBIT 1

BK 4708 PG 0888

ORDINANCE NO. (1990) 553

**AN ORDINANCE DESIGNATING Capital Apartments, 127 New Bern Avenue IN THE PLANNING JURISDICTION OF THE CITY OF RALEIGH, NORTH CAROLINA, A HISTORIC PROPERTY.**

WHEREAS, the General Assembly of the State of North Carolina authorized the creation of a Historic Properties Commission for the City of Raleigh and otherwise provided for the preservation of certain historic sites and buildings by the passage of Part 3C, Chapter 160A, Article 19 of the North Carolina General Statutes; and

WHEREAS, the Raleigh Historic Properties Commission has made an investigation and recommended the following property be designated a historic property; and

WHEREAS, the North Carolina Department of Cultural Resources has made an analysis and recommendation that the following property be designated a historic property; and

WHEREAS, on the 1st day of May, 1990 a joint public hearing was held in the Council Chamber of the Municipal Building, Raleigh, by the City Council of the City of Raleigh and the Raleigh Historic Properties Commission to determine whether the hereinafter described property should be designated a historic property; and

WHEREAS, all requirements of Part 3C, Chapter 160A, Article 19 of the North Carolina General Statutes, preceding the adoption of this ordinance, have been complied with.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH, NORTH CAROLINA THAT:**

**Section 1.** The property designated as Capital Apartments, in the planning jurisdiction of the City of Raleigh, North Carolina, be and is declared a Raleigh Historic Property. Said property being more particularly described as follows:

Capital Apartments, 127 New Bern Avenue, including all of the 107.32-foot by 148.35-foot parcel at the northwest corner of New Bern Avenue and North Blount Street.

**Section 2.** Those elements of the property that are integral to its historical, architectural, archaeological significance, or any combination thereof are as follows:

The exterior of the five-story U-shaped Beaux Arts-style apartment building, constructed in 1917 by Raleigh developer C. V. York with M. W. B. Drake, including the building, entrance court and all appurtenant features on the building and parcel described in Section 1.

**Section 3.** No building, site, structure or object that is designated in this ordinance located on the hereinbefore described site may be altered, restored, moved, remodeled, or reconstructed so that a change in design, material or outer appearance occurs unless and until a certificate of appropriateness is obtained from the Raleigh Historic Properties Commission or its successors.

**Section 4.** No building, site, structure or object that is designated in this ordinance located on the hereinbefore described site may be demolished unless and until either approval of

BK 708 PG 0889

demolition is obtained from the Raleigh Historic Properties Commission or a period of one hundred eighty (180) days has elapsed following final review by the Commission of a request for demolition (or any longer period of time required by N.C.G.S. 160A-400.14 as it maybe amended hereafter).

Section 5. All owners and occupants of the property hereinabove described, whose identity and addresses can be ascertained by the exercise of due diligence shall be sent by certified mail a copy of this ordinance.

Section 6. This ordinance shall be indexed after the property owner's name in the grantor and grantee indexes in the Office of the Register of Deeds of Wake County.

Section 7. City administration and the Historic Properties Commission are hereby authorized and directed to have erected an appropriate sign on the site hereinabove described setting forth the fact that said site has been designated a historic property by action of the Raleigh Historic Properties Commission and the City Council of the City of Raleigh provided, should the owners of the hereinabove described property not consent to the erection of said sign on the described premises, City administration and the Historic Properties Commission are hereby authorized and directed to have said sign located on the public right-of-way adjacent to said property.

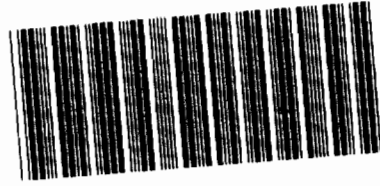
Section 8. In the event any building, site, structure, or object is demolished in accordance with the ordinances of the City of Raleigh, this ordinance shall automatically be null and void.

Section 9. Any violation of this ordinance shall be unlawful as by law provided.

Adopted: May 1, 1990

Effective: May 15, 1990

Distribution: City Council  
City Manager  
City Attorney  
Planning Department (2)  
Inspections Department (3)  
Raleigh Historic Properties Commission  
Wake County Tax Supervisor  
Property Owner and/or Occupant  
Registrar of Deeds



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**Yellow probate sheet is a vital part of your recorded document.  
Please retain with original document and submit for rerecording.**

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**Wake County Register of Deeds  
Laura M. Riddick**

**RALEIGH HISTORIC PROPERTY DESIGNATION APPLICATION AND REPORT**

1. **NAME OF THE PROPERTY:** (If historic name is unknown, give current name or give street address)

Historic Name Capital Apartments

Current Name, or Address 127 New Bern Avenue

2. **LOCATION:** 127 New Bern Avenue Raleigh  
street city and/or county

3. **LEGAL OWNER:** Name CGM Partners, Ltd. day phone 821-4665

Address 21 Glenwood Avenue, Suite 207 Raleigh, NC 27603  
street city state zip

4. **APPLICANT/CONTACT PERSON:** Name Roland Gammon day phone 821-4665

Address 21 Glenwood Avenue Raleigh, NC 27603  
street city state zip

5. **REASON FOR REQUEST:** Property Tax Savings

6. **GENERAL DATA:**

a. Date of construction and alterations: 1917

b. Outbuildings: Yes \_\_\_\_\_ No X If yes, number N/A

c. Approximate acreage or dimensions: 107.32 ft. x 148.35 ft. (see plat)

d. ~~Architect, builder, carpenter and/or mason:~~ C.F. York & M.W.B. Drake, Jr.

e. Use: Original Apartments Present same

f. Is the property income producing? Yes X No \_\_\_\_\_

7. **CLASSIFICATION:**

a. Category: building(s) 1 structure \_\_\_\_\_ object \_\_\_\_\_ site \_\_\_\_\_

b. Ownership: private X public: local \_\_\_\_\_ state \_\_\_\_\_ federal \_\_\_\_\_

c. Number of resources within property: Contributing Non-contributing  
buildings 1 \_\_\_\_\_  
structures \_\_\_\_\_  
objects \_\_\_\_\_  
sites \_\_\_\_\_

d. National Register of Historic Places status (check one): Entered (date) Contributing 12-10-86  
nominated: eligible \_\_\_\_\_ not eligible \_\_\_\_\_ not requested \_\_\_\_\_ removed (date) \_\_\_\_\_

e. Has the property ever been recorded during a historic building survey by the City of Raleigh or by the NC State Historic Preservation Office? If so, by whom and when yes, see attached

8. **SIGNATURE OF APPLICANT:** [Signature] date 8.16.89

#### D. Architectural Description

The Capital Apartments is a five-story apartment building designed in the Beaux Arts style. A monumental style most popular for public buildings, it is characterized by symmetrical composition, articulated massing, and arched and linteled openings. The construction material is always masonry.

Capital Apartments is constructed in a U-shape around a well on the south or main facade. This form allows for the maximum use and number of windows. The well forms a small entrance court which leads to the main portal framed by a heavy molded architrave, cornice and consoles executed in limestone.

The south and east facades of the building are constructed of yellow, textured brick. The north and west facades are finished in a common yellow brick.

Windows on the main facade and above the main entrance are double-hung in triple sash. Those of the remaining facades and facing the entrance court are single sash. All windows in the main facade have plain limestone sills and brick lintels.

The first four floors have inset balconies at each corner of the main facade. These balconies, with plain wrought iron railings, open the massing of the building, emphasizing its verticle lines. When originally constructed, the balconies on the east and west facades projected from the building. These projecting balconies have since been removed. The fifth floor has enclosed corner sunrooms instead of corner balconies which visually cap the building and form a base for the cornice. Inset balconies, also once projecting, adjoin the sunrooms on the south facade. The whole building is surmounted by a wide, overhanging cornice with pairs of stylized brackets beneath a solid, brick parapet.

The exterior of the building has sustained little change since its construction in 1917, other than the changes to the balconies and the removal of a portion of the cornice on the east facade.

All five floors of the building have the same floor plan which consist of six apartments each, ranging from smaller one bedroom units to the larger two bedroom units. All the corridors are of red quarry tile over reinforced concrete slabs while the floors of the apartments are of hardwood over concrete slabs. The entrance vestibule is floored in multi-colored tile. Its walls and ceiling are of plaster with a large ornamental crown molding. The only major change to the vestibule has been the addition of an aluminum and glass security door.

All internal walls and ceilings are finished in plaster throughout. Ceiling height is fourteen feet. Each apartment has one or more non-functioning fireplace composed of squared pilaster-post with caps boasting Arts and Crafts style decoration in a simple cross design. The heavy plain mantel shelf rest on a



## E. Historical Significance

During the first decade of the 20th century, the term "apartment house" was not used in the Raleigh City Directories. Citizens who did not own homes, depending on their marital status, rented rooms in private homes or lived in hotels, boarding houses or rental properties.

Between 1911 and 1913, the Park (or Old Raleigh) Hotel, formerly at the corner of McDowell and Martin Streets overlooking Nash Square, was converted into Raleigh's first apartment house. It was a successful venture even though the building had not been designed as a multi-family building.

In its November 16, 1916 edition, the News and Observer announced plans for Raleigh's first true apartment building, the Capital Apartments. This modern multi-storied building was to be constructed at the corner of New Bern and Blount Streets in the downtown residential area near the State Capitol.

Its builder was C. V. York, who with M. W. B. Drake, had conceived the idea of the "high-rise." York and his sons later became Raleigh's major builder/developers, constructing the Sir Walter Hotel, Cameron Village Apartments and Shopping Center and many other of the city's well-known landmarks.

The News and Observer stated that the builders had given "assurances that no convenience or comfort will be lacking in the building. The bathrooms will be tiled, provided with built in tubs and every other sanitary appliance that science has revealed. Intercommunicating telephones will be another facility that is in contemplation by the men who have made up their minds to meet the long felt demand in Raleigh for a new apartment house."

Before construction started, there were enough applicants to occupy the thirty apartments, which ranged from three to five rooms each. The success of the "multi-family" building had its impact locally. Capital Apartments was soon followed by the construction of the Vance Apartments in 1920 and the Baily Apartments in 1923, both located on East Edenton Street, and the White Apartments in 1930 on Person Street.

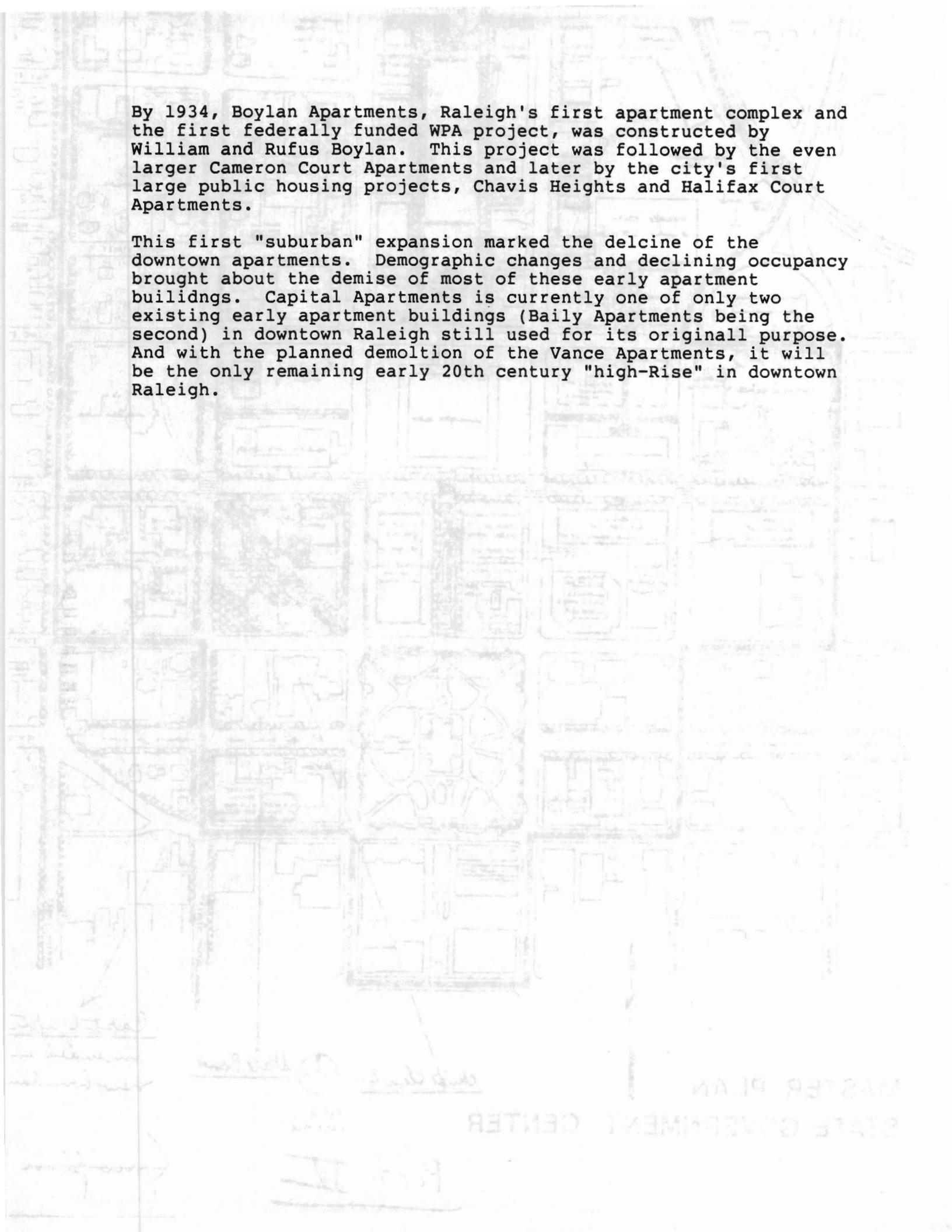
For many years, these apartments remained fully occupied with a waiting list. They were occupied by persons of various ages and occupations, and were extremely popular because of the modern amenities, provided maintenance and convenience to downtown shopping and government and business offices.

Following the Stock Market crash of 1929, Raleigh apartments experienced a revival as many families who had lost their homes became apartment dwellers. This demand for rental housing was also the beginning of the decline of Raleigh's multi-storied inner city apartment houses.

coved cornice above a frieze board with stylized Greek Key design. Hearths are of red quarry tile. Two-part molded door and window surrounds are found throughout the building as are molded baseboards. Some larger apartments still retain French doors and columned vestibules. Columns are all square with Arts and Crafts caps identical to those found on the mantel pilasters.

By 1934, Boylan Apartments, Raleigh's first apartment complex and the first federally funded WPA project, was constructed by William and Rufus Boylan. This project was followed by the even larger Cameron Court Apartments and later by the city's first large public housing projects, Chavis Heights and Halifax Court Apartments.

This first "suburban" expansion marked the decline of the downtown apartments. Demographic changes and declining occupancy brought about the demise of most of these early apartment buildings. Capital Apartments is currently one of only two existing early apartment buildings (Baily Apartments being the second) in downtown Raleigh still used for its original purpose. And with the planned demolition of the Vance Apartments, it will be the only remaining early 20th century "high-Rise" in downtown Raleigh.



STATE GOVERNMENT CENTER

MASTER PLAN

Map of Downtown Raleigh

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